



TITLE NO. 624801AM
ESCROW NO. EU24-0217 NRJ
TAX ACCT. NO. 874970
MAP/TAX LOT NO. 3909-001CD-06401

GRANTOR

AJENOL D. ORTIZ and AVELINA E. ORTIZ

GRANTEE

AJENOL D. ORTIZ, SR. and AVELINA E. ORTIZ
6505 HILYARD AVENUE
KLAMATH FALLS, OR 97603

Until a change is requested
all tax statements shall be
sent to the following address:
SAME AS GRANTEE

After recording return to:
CASCADE TITLE CO.
811 WILLAMETTE
EUGENE, OR 97401

BARGAIN AND SALE DEED

AJENOL D. ORTIZ and AVELINA E. ORTIZ, Grantor,
conveys to
AJENOL D. ORTIZ, SR. and AVELINA E. ORTIZ, as tenants by the entirety, Grantee

hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of KLAMATH, State of Oregon, described as follows, to-wit:

PARCEL 1 OF LAND PARTITION PLAT 12-94 SITUATED IN THE SE 1/4 OF THE SW 1/4 OF SECTION 1,
TOWNSHIP 39 SOUTH, RANGE 9 EAST OF THE WILLAMETTE MERIDIAN, KLAMATH COUNTY,
OREGON.

The true consideration for this conveyance is \$0.00 – to change vesting.

BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. THIS INSTRUMENT DOES NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO DETERMINE ANY LIMITS ON LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, AND TO INQUIRE ABOUT THE RIGHTS OF NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300,

195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

Dated this 20 day of March, 2024.

Ajenol D Ortiz Sr.
AJENOL D. ORTIZ

Avelina E. Ortiz
AVELINA E. ORTIZ

State of Oregon
County of KLAMATH

This instrument was acknowledged before me on March 20, 2024, 2024 by AJENOL D. ORTIZ and AVELINA E. ORTIZ.

Emily Jean Coe
(Notary Public for Oregon)
My commission expires 9/27/2025

